

March 12, 2006

Kathleen S. Mayers
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Las Vegas, NV 89117
Tel: (702) 341-0229

City of Las Vegas
Department of Planning & Development
Attn: Gary Leobold
731 S. Fourth Street
Las Vegas, NV 89101

RE: VAR-11270, VAR-11531 – Variances

Dear Mr. Leobold:

After careful consideration concerning our requested variances for a proposed additional building to the existing office site at 4550 W. Oakey, we have decided to re-design the site plan in order to eliminate the need for all but one variance. The only remaining issue is the setback of 51 feet at the northern boundary of the proposed building. We have, however, moved the building as far forward as code allows. The new proposed setback is now 29+ feet. In order to compensate for the additional 21+ feet, we propose relocating several existing trees. These are all large, mature trees that would completely shield the proposed building from the adjacent residential area. The proposed building would have a height of less than 17 feet. The trees are considerably taller and all have dense and wide foliage. I have enclosed a number of pictures of the actual trees that will be relocated to illustrate my point.

The proposed new building will be 10,000 square feet. The existing buildings have total gross square footage of 19,600 square feet. As the total square footage is less than 30,000 square feet, we have provided two loading areas, as required. A new covered trash enclosure will be located in an area in compliance with code. The old trash enclosure will be removed from the site.

The proposed new building will be additional office space that will be utilized primarily by existing tenants that are in need of more space. Because of this we anticipate only a minimal increase in traffic on the site. The noise level, which is now lower than the noise level on W. Oakey, should be significantly lower because of the relocation of the existing trees along the northern boundary adjacent to the residential area.

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VAR-11531 REVISED
03/23/06 PC**

We have been careful to re-design the site in compliance with your requests. We have incorporated all of the necessary elements and modifications that were incorrect or missing in our original design.

It is my hope that the positive aspect of providing affordable and much needed office space will outweigh the current setback requirement and the Commission will grant us this one variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen S. Mayers". The signature is written in a cursive, flowing style.

Kathleen S. Mayers

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